107.0	0006	0004.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 998,500 / 998,500
					USE VALUE: 998,500 / 998,500
					ASSESSED: 998,500 / 998,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	D`ENTREMONT RICHARD A & JANE M
Owner 2:	TRS/ RICHARD A D`ENTREMONT TR
Owner 3:	
Street 1:	26 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	D ENTREMONT RICHARD A/JANE M -
Owner 2:	-
Street 1:	26 APACHE TRAIL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,029 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 2906 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11029.000	472,100	800	525,600	998,500
Total Card	0.253	472,100	800	525,600	998,500
Total Parcel	0.253	472,100	800	525,600	998,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.60 | /Parcel: 343.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68553

GIS Ref

GIS Ref

Insp Date 09/17/18

!8434!

PREVIOUS ASSESSMENT

Parcel ID 107.0-0006-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	472,100	800	11,029.	525,600	998,500	998,500	Year End Roll	12/18/2019
2019	101	FV	367,700	800	11,029.	525,600	894,100	894,100	Year End Roll	1/3/2019
2018	101	FV	367,700	500	11,029.	450,500	818,700	818,700	Year End Roll	12/20/2017
2017	101	FV	367,700	500	11,029.	420,500	788,700	788,700	Year End Roll	1/3/2017
2016	101	FV	367,700	500	11,029.	360,400	728,600	728,600	Year End	1/4/2016
2015	101	FV	360,000	500	11,029.	322,900	683,400	683,400	Year End Roll	12/11/2014
2014	101	FV	360,000	500	11,029.	298,800	659,300	659,300	Year End Roll	12/16/2013
2013	101	FV	360,000	500	11,029.	285,000	645,500	645,500		12/13/2012

PRINT

Date	Time
12/10/20	23:00:33

LAST REV

Date	Time
01/15/20	15:18:57

mmcmakin

8434

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
D ENTREMONT RIC	1552-176		12/10/2019	Convenience	1	No	No		
CUTTING EDWARD	1346-83		11/2/2007		641,000	No	No		
SANYINI MARK F	1195-93		10/20/1998		416,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2009	979	Redo Kit	22,049					
2/8/2008	113	New Wind	40,000			G9	GR FY09	remodel 2 baths an

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	BS	Barbara S
2/11/2009	Meas/Inspect	294	PATRIOT
12/3/2008	MLS	MM	Mary M
11/10/1999	Mailer Sent		
11/1/1999	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	1
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11029		Sq. Ft.	Site		0	70.	0.68	4									525,606						525,600	

Total AC/HA: 0.25319 | Total SF/SM: 11029 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 525,606 | Spl Credit | Total: 525,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.19095826
Const Adj.:	0.99989998
Adj $ / SQ:	113.130
Other Features:	125019
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494903
Depreciation:	22766
Depreciated Total:	472137

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

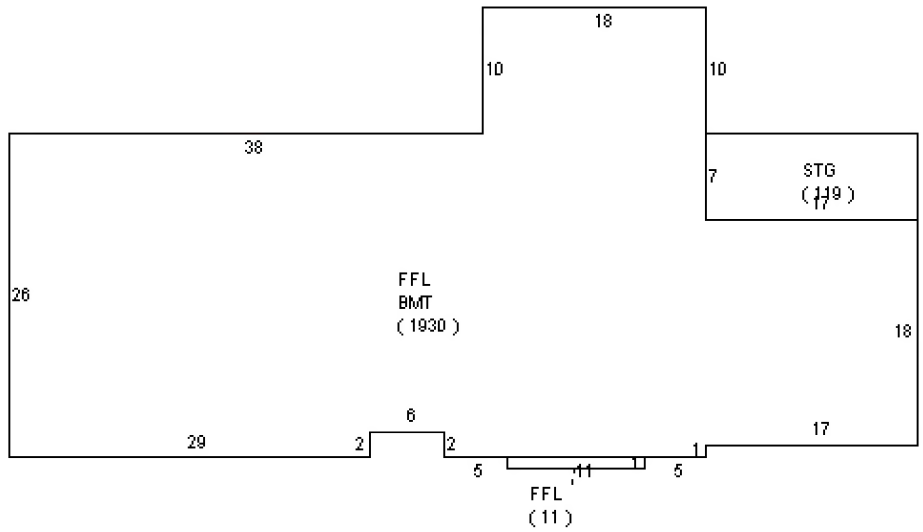
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	124.44
Special Features:	0	Val/Su Net:	118.32
Final Total:	472100	Val/Su SzAd	243.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,941	113.130	219,585
BMT	Basement	1,930	54.090	104,394
STG	Storage	119	7.680	914
	Net Sketched Area:	3,990	Total:	324,893
Size Ad	1941	Gross Are	3990	FinArea 2906

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 107.0-0006-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X16	A	AV	1980	3.42	T	31.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800